

**AREA PLAN COMMISSION OF TIPPECANOE COUNTY  
EXECUTIVE COMMITTEE  
MINUTES OF PUBLIC HEARING**

DATE..... May 5, 2004  
TIME..... 4:30 P.M.  
PLACE ..... CO. OFFICE BLDG.  
20 N. 3<sup>RD</sup> STREET  
LAFAYETTE IN 47901

**MEMBERS PRESENT**

KD Benson  
Mark Hermodson  
Robert Bowman  
Steve Schreckengast  
David Williams

**MEMBERS ABSENT**

Gary Schroeder  
Dr. Carl Griffin

**STAFF PRESENT**

Sallie Fahey  
Margy Deverall  
Kathy Lind  
Michelle D'Andrea  
Jay Seeger, Attorney

Mark Hermodson called the meeting to order.

**I. APPROVAL OF MINUTES**

KD Benson moved to approve the minutes of the April 7, 2004, Executive Committee public hearing as submitted. David Williams seconded and the motion carried by voice vote.

**II. NEW BUSINESS**

KD Benson moved that the Comprehensive Plan for Tippecanoe County, the Unified Zoning Ordinance of Tippecanoe County, and the Unified Subdivision Ordinance for Tippecanoe County, Indiana are hereby entered by reference into the record of each agenda item. David Williams seconded and the motion carried by voice vote.

**A. FINAL DETAILED PLANS**

**1. RESOLUTION PD 04-12: BENJAMIN CROSSING PLANNED DEVELOPMENT, SECTION 4 (Z-2076):**

Final Detailed Plans (construction plans only) for a 101-lot addition to the existing single-family residential development. The overall site is located at the northeast corner of Concord Road and CR 450 S, in Wea 15 (NE) 22-4.

**2. RESOLUTION PD 04-13: BENJAMIN CROSSING PLANNED DEVELOPMENT, SECTION 5 (Z-2076):**

Final Detailed Plans (construction plans only) for a 76-lot addition to the existing single-family residential development. The overall site is located at the northeast corner of Concord Road and CR 450 S, in Wea 15 (NE) 22-4.

KD Benson moved to hear and approve the above-described requests. David Williams seconded the motion.

Sallie Fahey presented 4 slides. She read the staff report with recommendation of approval.

Joseph T. Bumbleburg, PO Box 1535, Lafayette, IN concurred with the staff report and asked for approval.

The Committee voted by ballot 5 yes to 0 no to grant approval of **RESOLUTION PD 04-12.**

The Committee voted by ballot 5 yes to 0 no to grant approval of **RESOLUTION PD 04-13.**

**3. RESOLUTION PD 04-14: THE VILLA AT PIERCE STREET PLANNED DEVELOPMENT (Z-2122):**

Final Detailed Plans for a mixed use development with 6 apartments and a 2-story commercial space. The site is located on the east side of Pierce Street, mid-block between State and Wood Street in the Village at 128 Pierce Street, West Lafayette.

Steve Schreckengast moved to hear and approve the above-described request. David Williams seconded the motion

Sallie Fahey presented slides of the zoning map and site plan. She read the staff report with recommendation of approval.

Paul Coutts, C&S Engineering, 1719 Monon Avenue, Lafayette, IN concurred with the staff report and asked for approval.

The Committee voted by ballot 5 yes to 0 no to grant approval of **RESOLUTION PD-04-14.**

4. **RESOLUTION PD 04-15: BLACKTHORNE PLANNED DEVELOPMENT, PHASE 1 (Z-2170):**  
Final Detailed Plans (final plat only) for 28 units in 4 condominium buildings on 3.73 acres, plus a 2.51-acre common area outlot. The site is located south of US 52 between Klondike Road and CR 400 W in Wabash 3 (SE) 23-5.

Steve Schreckengast moved to hear and approve the above-described request. David Williams seconded the motion

Sallie Fahey presented slides of the zoning map and site plan. She read the staff report with recommendation of approval.

Brian Keene, Gunstra Builders 2353 Musket Way, West Lafayette, IN, concurred with the staff report and asked for approval.

The Committee voted by ballot 5 yes to 0 no to grant approval of **RESOLUTION PD-04-15.**

Steve Schreckengast moved to continue **RESOLUTION PD 04-16: TOWER OF IVORY PLANNED DEVELOPMENT (Z-2147)** to the May 19, 2004 Area Plan Commission meeting. David Williams seconded and the motion carried by voice vote.

5. **RESOLUTION PD 04-17: THE RETREAT AT HICKORY RIDGE PLANNED DEVELOPMENT (Z-2152):**

Final Detailed Plans (construction plans only) for 50 single-family lots on 13.83 acres for a neo-traditionally designed residential development, located on the west side of Concord Road between CR 430 S and CR 500 S, Wea 15 (SW) 22-4.

6. **RESOLUTION PD 04-18: RAVENSWOOD AT HICKORY RIDGE PLANNED DEVELOPMENT (Z-2151):** Final Detailed Plans for (construction plans only) for 80 units in 20 four-plex condominium buildings on 28.64 acres. The site is located on the west side of Concord Road between CR 430 S and CR 500 S, Wea 15 (SW) 22-4.

7. **RESOLUTION PD 04-19: RAVENSWOOD AT HICKORY RIDGE PLANNED DEVELOPMENT, PHASE 1 (Z-2151):** Final Detailed Plans for (final plat only) for Lot 1 (church lot) on 7.94 acres, located on the west side of Concord Road between CR 430 S and CR 500 S, Wea 15 (SW) 22-4.  
Steve Schreckengast moved to hear and approve the above-described requests. David Williams seconded the motion.

Sallie Fahey presented slides of the zoning maps and site plans. She read the staff reports with recommendation of approval.

Alan White, 711 S. 9<sup>th</sup> Street, Lafayette, IN, concurred with the staff report and asked for approval.

The Committee voted by ballot 5 yes to 0 no to grant approval of **RESOLUTION PD 04-17.**

The Committee voted by ballot 5 yes to 0 no to grant approval of **RESOLUTION PD 04-18.**

The Committee voted by ballot 5 yes to 0 no to grant approval of **RESOLUTION PD 04-19.**

### III. PUBLIC HEARING

#### A. Subdivisions

1. **S-3489—REICHART SUBDIVISION (Minor-Sketch):** Petitioners are seeking primary approval for a one lot subdivision on 2.184 acres, located on the east side of CR 900 E, 1/2 mile north of CR 500 S, in Sheffield 14 (NW) 22-3.

Steve Schreckengast moved to hear and vote on the above-described request. David Williams seconded the motion

Sallie Fahey presented slides of the zoning map, 2 aerial photos, and sketch plan. She recapped the staff report with recommendation of conditional primary approval contingent on the following:

**FINAL PLAT** – The following items shall be part of the Secondary Application and Final Plat approval:

1. Except for the approved entrance, a "No Vehicular Access" statement shall be platted along the CR 900 E right-of-way line.
2. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
3. All required building setbacks shall be platted.
4. The street address and County Auditor's Key Number shall be shown.

**SUBDIVISION COVENANTS** – The following items shall be part of the subdivision covenants:

5. The "No Vehicular Access" restriction shall be made enforceable by the Area Plan Commission and irrevocable by the lot owners.

Nick Starr, 413 Teal Road, Lafayette, IN, concurred with the staff report and asked for approval.

The Committee voted by ballot 5 yes to 0 no to grant conditional primary approval **S-3489—REICHART SUBDIVISION (Minor-Sketch).**

2. **S-3493—MARRIOTT SUBDIVISION (Minor-Sketch):** Petitioner is seeking primary approval for a 2-lot subdivision on 3.51 acres. The site is located on the north side of Frontage Road, just northwest of its SR 26 East intersection in Lafayette, Fairfield 24 (S1/2) 23-4.

Steve Schreckengast moved to hear and vote on the above-described request. David Williams seconded the motion.

Sallie Fahey presented slides of the zoning map, 2 aerial photos, and sketch plan. She read the staff report with recommendation of conditional primary approval contingent on the following:

**FINAL PLAT** – The following items shall be part of the Secondary Application and Final Plat approval:

1. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
2. All required building setbacks shall be platted.
3. The Lafayette corporation line shall be labeled.
4. The street addresses and County Auditor's Key Number shall be shown.
5. A document dissolving Parcel B, P97-95 shall be signed and recorded prior to final plat recordation.
6. An off-site parking approval shall be granted by the Administrative Officer of Lafayette for ten parking spaces on Lot 1 in favor of Lot 2 per UZO Section 4-6-11 (d).
7. Prior to the recordation of the final plat, the existing high-rise sign advertising the motel on Lot 2 shall be removed from Lot 1.

Joseph T. Bumbleburg concurred with the staff report and asked for approval.

The Committee voted by ballot 5 yes to 0 no to grant conditional primary approval **S-3493—MARRIOTT SUBDIVISION (Minor-Sketch).**

3. **S-3494—TWO OAKS SUBDIVISION (Minor-Sketch):** Petitioners are seeking primary approval for a replat of 2-lots into one lot on 1.452 acres. The site is located on the west

side of Robinson Street, specifically, 421 Robinson Street, West Lafayette, Wabash 20 (NW) 23-4.

Steve Schreckengast moved to hear and vote on the above-described request. David Williams seconded the motion.

Sallie Fahey presented slides of the zoning map, 2 aerial photos, and sketch plan. . She read the staff report with recommendation of conditional primary approval contingent on the following:

**FINAL PLAT** – The following items shall be part of the Secondary Application and Final Plat approval:

1. Except for the approved entrance on Littleton, a "No Vehicular Access" statement shall be platted along the Robinson Street right-of-way line.
2. If there is a mortgage on this property, a recorded partial release or written acknowledgment from the mortgage company must be obtained in order to dedicate the necessary right-of-way.
3. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
4. All required building setbacks shall be platted.
5. The street address and County Auditor's Key Number shall be shown.
6. The existing 30' right-of-way and the proposed 35' right-of-way (with the 5' strip to be dedicated to the public) must be shown on the final plat.

**SUBDIVISION COVENANTS** – The following items shall be part of the subdivision covenants:

7. The "No Vehicular Access" restriction shall be made enforceable by the Area Plan Commission and irrevocable by the lot owners.

Bob Gross, 420 Columbia Street, Ste 100, Lafayette, IN concurred with the staff report and asked for approval.

The Committee voted by ballot 5 yes to 0 no to grant conditional primary approval **S-3494—TWO OAKS SUBDIVISION (Minor-Sketch).**

#### IV. **APPROVAL OF THE MAY 19, 2004 APC PUBLIC HEARING AGENDA PUBLIC HEARING**

##### **A. REZONING ACTIVITIES**

Steve Schreckengast moved that the following rezone petitions be placed on the May 19, 2004 Area Plan Commission Public Hearing Agenda:

**Z-2172 – AREA PLAN COMMISSION OF TIPPECANOE COUNTY (WALLACE TRIANGLE NEIGHBORHOOD) (R3, NB & R1B TO R1, R1U, R2U & NB)**

**Z-2173 – AREA PLAN COMMISSION OF TIPPECANOE COUNTY (WILLIAM BAKER PROPERTY IN BUCK CREEK) (R1 AND UNZONED LAND TO A)**

**Z-2176 – WABASH VILLAGE, INC (GB TO PDNR)**

**Z-2177 – HIGHLAND PARK PLACE, LLC (PDRS TO PDRS)**

**Z-2178 - ROBERT MEISTER (GB TO PDRN)**

**Z-2179 – EAGLE'S NEST CORPORATION (R1 TO R1B)**

**Z-2180 – DAVID THOMPSON & JOHN THOMPSON (I3 TO GB)**

**Z-2181 – DAVID M. BEIGH (NB TO GB)**

**Z-2182 – CORY HOMES, INC. AND COMMUNITY HOMES, INC. (R1B TO NB)**

David Williams seconded and the motion carried by voice vote.

Sallie Fahey asked that z-2176 not be placed on the agenda as petitioner had not filed the preliminary planned development.

Steve Schreckengast moved to remove **Z-2176 – WABASH VILLAGE, INC (GB TO PDNR)** from the May 19, 2004 agenda. David Williams seconded and the motion carried by voice vote.

##### **B. SUBDIVISIONS**

Steve Schreckengast moved that the following subdivision petitions be placed on the May 19, 2004 Area Plan Commission Public Hearing Agenda at petitioner's request, placement thereon being without reference to compliance or non-compliance with the adopted subdivision ordinance:

**S-3497 – WINTERGREEN WOODS SUBDIVISION (MINOR SKETCH)**

**S-3502 – PARK 475 SUBDIVISION (MAJOR-PRELIMINARY)**

David Williams seconded and the motion carried by voice vote.

**V. REVIEW AND APPROVAL OF THE MAY ABZA PUBLIC HEARING AGENDA**

Steve Schreckengast moved to place the following petitions on the May 26, 2004 Area Board of Zoning Appeals Public Agenda:

**BZA-1665 – ROD EVANS**

**BZA-1666 – JAMES D. SCHARER**

**BZA-1667 – CINGULAR WIRELESS**

**BZA-1668 – DALE W. AND KAREN A. PERMAN**

David Williams seconded and the motion carried by voice vote.

Steve Schreckengast moved that the following BZA petitions for Special Exception do not substantially adversely affect the Comprehensive Plan.

**BZA-1667 – CINGULAR WIRELESS**

David Williams seconded and the motion carried by voice vote.

**VI. DETERMINATION OF VARIANCES**

**A. LAFAYETTE DIVISION OF THE AREA BOARD OF ZONING APPEALS**

Steve Schreckengast moved that the following requests for variance from the Unified Zoning Ordinance are not requests for use variance, prohibited from consideration by ordinance and statute:

**#2004-18—GREGG APPLIANCES, INC.**

**#2004-19—NELSON & VICKI ZAHN**

David Williams seconded and the motion carried by voice vote.

Steve Schreckengast moved that with regard to the following petitions, the sign ordinance be strictly adhered to:

**#2004-18—GREGG APPLIANCES, INC.**

David Williams seconded and the motion passed by voice vote.

**VII. REVIEW AND APPROVAL OF THE MARCH BUDGET REPORT**

Sallie Fahey stated that all of the rural portions of the Land Use Survey were completed, so the mileage should start to decrease.

Steve Schreckengast moved to accept the April 2004 Budget Report as submitted. David Williams seconded and the motion passed by voice vote.

**VIII. OTHER BUSINESS**

*None*

**IX. ADJOURNMENT**

Steve Schreckengast moved to adjourn the meeting. David Williams seconded and the motion carried by voice vote. The meeting adjourned at 5:15 P.M.

Respectfully submitted,



Michelle D'Andrea  
Recording Secretary

Reviewed by,



Sallie Dell Fahey  
Executive Director